4/2/85 E85 B3900 1

First Security Bank

IDAHO CONSTRUCTION REPORT

DR. KELLY K. MATTHEWS — ECONOMIST

HARVEY FRAZIER — GRAPHICS

VOLUME 32 FEBRUARY 1985 NUMBER 2

AUTHORIZED BUILDING PERMIT CONSTRUCTION

56 MAJOR LOCATIONS

FEBRUARY 1985

The volume of construction activity in Idaho in February improved relative to the previous month, but remained significantly below the pace of a year ago. The issuance of residential building permits slowed abruptly in eastern and southeastern Idaho. Building permits for new dwelling units in Kootenai and Ada counties in February accounted for 68 percent of the state's total. Conventional mortgage rates were near 13½ percent in February.

TOTAL CONSTRUCTION VALUE for authorized building permit construction in 56 major Idaho locations in February was $16,167,442, or 28.7 percent below 1984. NEW RESIDENTIAL CONSTRUCTION for 172 dwelling units totalled $7,870,329, a decrease of 44.9 percent in number and a decrease of 37.2 percent in value compared with a year ago. NONRESIDENTIAL CONSTRUCTION valued at $2,796,034 was down 19.7 percent from last year, while ALTERATIONS AND REPAIRS totalling $5,501,079 were down 17.4 percent.

CONSTRUCTION VALUES IN 56 MAJOR IDAHO LOCATIONS

	FEBRUARY	2 MONTHS	Percent Change 1985 from 1984 FEB.	2 MOS.
NUMBER OF NEW DWELLING UNITS	172	290	- 44.9	- 42.9
VALUE (dollars)				
Residential	$ 7,870,329	$ 12,673,515	- 37.2	- 37.5
Nonresidential	2,796,034	4,773,510	- 19.7	- 12.6
Alterations & Repairs	5,501,079	11,721,263	- 17.4	- 26.4
TOTAL CONSTRUCTION VALUE	$ 16,167,442	$ 29,168,288	- 28.7	- 30.0

IDAHO CONSTRUCTION REPORT - 56 MAJOR LOCATIONS — FEBRUARY 1985

CITY OR AREA	NEW DWELLING UNITS	TOTAL PERMITS	NEW RESIDENTIAL	NEW NONRESIDENTIAL	ALT-ADD REPAIRS	TOTAL CONSTRUCTION
Bonners Ferry	0	1	0	0	175	$175
Coeur d'Alene	3	11	151,632	0	127,541	279,173
Kootenai County Un	26	41	962,300	68,223	69,771	1,100,294
Craigmont		NO PERMITS ISSUED				0
Grangeville	0	4	0	0	43,000	43,000
Lewiston	6	47	199,809	143,429	275,522	618,760
Nez Perce Co Un	0	1	0	0	25,000	25,000
Moscow	2	9	80,000	64,100	27,100	171,200
Latah County Un	0	3	0	0	21,900	21,900
Orofino	1	2	27,900	0	1,155	29,055
Osburn	0	1	0	5,219	0	5,219
Sandpoint	0	1	0	0	18,000	18,000
St. Maries	2	2	19,500	0	0	19,500
Benewah County Un	1	2	38,500	34,000	0	72,500
TOTAL NORTHERN	41	125	1,479,641	314,971	609,164	2,403,776
Boise City	32	595	2,108,581	1,500,000	2,374,322	5,982,903
Meridian	20	24	911,602	0	11,173	922,775
Ada County Un	36	88	1,370,115	719,727	221,166	2,311,008
Caldwell	3	11	110,000	30,000	69,000	209,000
Canyon County Un	15	21	539,300	22,900	13,500	575,700
Nampa	1	23	40,940	140,000	741,225	922,165
Emmett	0	12	0	39,236	92,071	131,307
Gooding	0	2	0	0	37,400	37,400
Hailey		NO PERMITS ISSUED				0
Ketchum		NO PERMITS ISSUED				0
Sun Valley	1	1	226,000	0	0	226,000
Blaine County Un	0	1	0	0	6,000	6,000
Jerome	0	1	0	0	10,000	10,000
Mountain Home	0	5	0	0	28,900	28,900
Payette	0	1	0	0	30,000	30,000
Shoshone		NO PERMITS ISSUED				0
Twin Falls City	13	26	595,778	0	54,790	650,568
Twin Falls Co Un		NO PERMITS ISSUED				0
Weiser	0	3	0	0	2,323	2,323
TOTAL SOUTHWESTERN	121	814	5,902,316	2,451,863	3,691,870	12,046,049
Blackfoot	0	3	0	0	3,300	3,300
Bingham County Un	3	3	120,482	0	0	120,482
Idaho Falls	1	12	69,390	0	663,700	733,090
Ammon	0	1	0	0	6,800	6,800
Bonneville Co Un	0	4	59,000	0	22,510	81,510
Rexburg	0	3	0	0	58,000	58,000
Rigby		NO PERMITS ISSUED				0
Jefferson Co Un	3	6	38,500	29,200	0	67,700
Salmon	0	3	0	0	14,000	14,000
Lemhi County Un	0	2	0	0	9,000	9,000
St. Anthony		NO PERMITS ISSUED				0
TOTAL EASTERN	7	37	287,372	29,200	777,310	1,093,882
American Falls	0	1	0	0	4,000	4,000
Power County Un		NO PERMITS ISSUED				0
Burley	0	2	0	0	28,000	28,000
Chubbuck	0	2	0	0	800	800
Montpelier		NO PERMITS ISSUED				0
Pocatello	2	29	93,000	0	202,686	295,686
Bannock County Un	1	2	108,000	0	176,000	284,000
Preston		NO REPORT RECEIVED				0
Franklin County Un		NO PERMITS ISSUED				0
Rupert	0	2	0	0	6,549	6,549
Minidoka County Un	0	1	0	0	500	500
Soda Springs	0	1	0	0	4,200	4,200
TOTAL SOUTHEASTERN	3	40	201,000	0	422,735	623,735
TOTAL 56 LOCATIONS	172	1,016	7,870,329	2,796,034	5,501,079	16,167,442

Compiled by First Security Bank of Idaho N.A.

IDAHO CONSTRUCTION REPORT - 56 MAJOR LOCATIONS TWO MONTHS CUMULATIVE 1985

CITY OR AREA	NEW DWELLING UNITS	TOTAL PERMITS	NEW RESIDENTIAL	NEW NONRESIDENTIAL	ALT-ADD REPAIRS	TOTAL CONSTRUCTION
Bonners Ferry	0	2	0	0	6,175	$6,175
Coeur d'Alene	8	25	411,156	352,101	155,848	919,105
Kootenai County Un	40	70	1,584,016	348,343	220,721	2,153,080
Craigmont	0	0	0	0	0	0
Grangeville	0	6	0	0	45,200	45,200
Lewiston	20	121	511,924	187,876	718,363	1,418,163
Nez Perce Co Un	1	5	10,000	10,000	45,000	65,000
Moscow	3	19	140,000	64,100	53,750	257,850
Latah County Un	0	4	0	1,250	21,900	23,150
Orofino	1	4	27,900	0	3,805	31,705
Osburn	0	1	0	5,219	0	5,219
Sandpoint	0	3	0	0	27,500	27,500
St. Maries	2	3	19,500	0	20,300	39,800
Benewah County Un	2	4	49,500	34,000	12,000	95,500
TOTAL NORTHERN	77	267	2,753,996	1,002,889	1,330,562	5,087,447
Boise City	52	1,155	3,242,406	2,250,800	6,226,364	11,719,570
Meridian	24	33	1,142,232	0	27,623	1,169,855
Ada County Un	56	144	2,185,893	719,727	382,468	3,288,088
Caldwell	3	22	110,000	30,000	127,860	267,860
Canyon County Un	23	33	684,100	92,900	13,500	790,500
Nampa	1	44	40,940	208,000	966,571	1,215,511
Emmett	0	26	0	56,996	129,622	186,618
Gooding	0	2	0	0	37,400	37,400
Hailey	0	0	0	0	0	0
Ketchum	0	1	0	0	6,000	6,000
Sun Valley	1	2	226,000	0	22,000	248,000
Blaine County Un	0	2	0	0	14,500	14,500
Jerome	0	4	0	0	13,100	13,100
Mountain Home	1	10	67,000	0	49,600	116,600
Payette	0	3	0	500	110,000	110,500
Shoshone	0	0	0	0	0	0
Twin Falls City	16	57	750,676	0	238,701	989,377
Twin Falls Co Un	0	3	0	3,000	42,000	45,000
Weiser	0	9	0	0	15,462	15,462
TOTAL SOUTHWESTERN	177	1,550	8,449,247	3,361,923	8,422,771	20,233,941
Blackfoot	0	5	0	0	7,800	7,800
Bingham County Un	3	8	120,482	35,020	2,600	158,102
Idaho Falls	2	22	157,790	5,778	711,100	874,668
Ammon	0	1	0	0	6,800	6,800
Bonneville Co Un	1	9	89,000	0	31,410	120,410
Rexburg	0	5	0	0	385,000	385,000
Rigby	0	0	0	0	0	0
Jefferson Co Un	7	14	192,000	112,900	0	304,900
Salmon	1	6	36,000	0	60,500	96,500
Lemhi County Un	0	4	0	0	14,000	14,000
St. Anthony	0	0	0	0	0	0
TOTAL EASTERN	14	74	595,272	153,698	1,219,210	1,968,180
American Falls	1	3	47,000	0	4,800	51,800
Power County Un	4	5	157,000	0	52,000	209,000
Burley	0	5	0	0	128,500	128,500
Chubbuck	1	7	41,000	0	15,200	56,200
Montpelier	0	1	0	0	5,000	5,000
Pocatello	13	68	508,000	105,000	340,485	953,485
Bannock County Un	1	3	108,000	20,000	176,000	304,000
Preston	0	0	0	0	0	0
Franklin County Un	0	0	0	0	0	0
Rupert	2	7	14,000	0	9,535	23,535
Minidoka County Un	0	3	0	103,000	1,500	104,500
Soda Springs	0	4	0	27,000	15,700	42,700
TOTAL SOUTHEASTERN	22	106	875,000	255,000	748,720	1,878,720
TOTAL 56 LOCATIONS	290	1,997	12,673,515	4,773,510	11,721,263	29,168,288

Compiled by First Security Bank of Idaho N.A.

IDAHO CONSTRUCTION REPORT - 56 MAJOR LOCATIONS — FEBRUARY 1984

CITY OR AREA	NEW DWELLING UNITS	TOTAL PERMITS	NEW RESIDENTIAL	NEW NONRESIDENTIAL	ALT-ADD REPAIRS	TOTAL CONSTRUCTION
Bonners Ferry	0	3	0	3,000	9,300	$12,300
Coeur d'Alene	7	18	352,997	492,000	73,437	918,434
Kootenai County Un	13	26	435,289	35,442	53,834	524,565
Craigmont	0	2	0	0	6,200	6,200
Grangeville	0	5	0	0	278,500	278,500
Lewiston	8	73	306,079	45,076	217,210	568,365
Nez Perce Co Un	2	4	98,000	125,000	24,000	247,000
Moscow	25	12	587,080	0	48,500	635,580
Latah County Un	0	4	4,356	767,271	5,000	776,627
Orofino	0	7	38,000	0	30,624	68,624
Osburn	0	2	0	11,000	500	11,500
Sandpoint	18	8	392,000	0	79,500	471,500
St. Maries	0	2	0	89,000	7,500	96,500
Benewah County Un			NO PERMITS ISSUED			0
TOTAL NORTHERN	73	166	2,213,801	1,567,789	834,105	4,615,695
Boise City	79	652	3,975,682	326,383	3,459,103	7,761,168
Meridian	23	26	915,300	0	16,350	931,650
Ada County Un	57	79	1,930,326	0	314,428	2,244,754
Caldwell	1	11	49,950	52,800	104,286	207,036
Canyon County Un	20	25	933,500	142,000	8,000	1,083,500
Nampa	6	19	239,086	80,000	81,071	400,157
Emmett	1	7	65,075	42,684	30,316	138,075
Gooding	1	2	53,000	0	15,000	68,000
Hailey			NO PERMITS ISSUED			0
Ketchum	0	4	0	0	13,000	13,000
Sun Valley	0	2	0	0	12,000	12,000
Blaine County Un			NO PERMITS ISSUED			0
Jerome	0	4	0	0	29,000	29,000
Mountain Home	1	4	47,000	0	30,070	77,070
Payette		1	0	0	200	200
Shoshone			NO PERMITS ISSUED			0
Twin Falls City	6	21	303,521	0	246,934	550,455
Twin Falls Co Un	1	6	386,000	0	46,000	432,000
Weiser	0	6	0	0	36,143	36,143
TOTAL SOUTHWESTERN	196	869	8,898,440	643,867	4,441,901	13,984,208
Blackfoot	0	4	0	3,000	16,650	19,650
Bingham County Un	1	4	14,000	7,000	704,815	725,815
Idaho Falls	12	7	492,170	992,600	299,400	1,784,170
Ammon	0	1	0	0	8,000	8,000
Bonneville Co Un	6	10	253,000	92,000	7,000	352,000
Rexburg			NO FIGURES REPORTED			0
Rigby			NO PERMITS ISSUED			0
Jefferson Co Un	7	7	101,400	0	0	101,400
Salmon	0	2	0	100,000	70,000	170,000
Lemhi County Un	1	4	45	0	12,042	12,087
St. Anthony			NO PERMITS ISSUED			0
TOTAL EASTERN	27	39	860,615	1,194,600	1,117,907	3,173,122
American Falls	1	3	19,700	0	1,480	21,180
Power County Un	0	1	0	0	22,500	22,500
Burley			NO PERMITS ISSUED			0
Chubbuck	0	2	0	0	17,200	17,200
Montpelier			NO PERMITS ISSUED			0
Pocatello	8	28	282,700	4,000	200,049	486,749
Bannock County Un	0	2	0	0	5,400	5,400
Preston	0	1	0	71,000	0	71,000
Franklin County Un	4	4	184,000	0	0	184,000
Rupert	2	6	76,880	0	17,100	93,980
Minidoka County Un	1	1	5,000	0	0	5,000
Soda Springs	0	1	0	0	3,000	3,000
TOTAL SOUTHEASTERN	16	49	568,280	75,000	266,729	910,009
TOTAL 54 LOCATIONS	312	1,123	12,541,136	3,481,256	6,660,642	22,683,034

Compiled by First Security Bank of Idaho N.A.

IDAHO CONSTRUCTION REPORT - 56 MAJOR LOCATIONS TWO MONTHS CUMULATIVE 1984

CITY OR AREA	NEW DWELLING UNITS	TOTAL PERMITS	NEW RESIDENTIAL	NEW NONRESIDENTIAL	ALT-ADD REPAIRS	TOTAL CONSTRUCTION
Bonners Ferry	0	3	0	3,000	9,300	$12,300
Coeur d'Alene	12	31	619,997	582,000	89,208	1,291,205
Kootenai County Un	24	45	779,322	176,080	114,566	1,069,968
Craigmont	0	2	0	0	6,200	6,200
Grangeville	0	8	0	0	321,500	321,500
Lewiston	18	129	605,858	117,034	483,098	1,205,990
Nez Perce Co Un	3	7	110,000	135,649	32,500	278,149
Moscow	29	20	779,580	0	51,000	830,580
Latah County Un	0	7	4,356	772,071	8,000	784,427
Orofino	0	13	38,000	0	88,060	126,060
Osburn	0	4	0	11,000	25,500	36,500
Sandpoint	25	20	565,000	0	106,200	671,200
St. Maries	1	5	5,000	89,000	15,500	109,500
Benewah County Un	0	0	0	0	0	0
TOTAL NORTHERN	112	294	3,507,113	1,885,834	1,350,632	6,743,579
Boise City	134	1,358	6,544,182	510,283	6,961,767	14,016,232
Meridian	29	34	1,176,250	0	26,350	1,202,600
Ada County Un	94	152	3,308,800	530,664	506,253	4,345,717
Caldwell	7	19	315,011	52,800	134,286	502,097
Canyon County Un	34	47	1,428,500	211,400	57,100	1,697,000
Nampa	8	31	337,286	80,000	3,936,838	4,354,124
Emmett	1	8	65,075	42,684	38,491	146,250
Gooding	1	3	53,000	0	27,000	80,000
Hailey	0	0	0	0	0	0
Ketchum	0	4	0	0	13,000	13,000
Sun Valley	0	4	0	0	30,300	30,300
Blaine County Un	0	0	0	0	0	0
Jerome	0	7	0	88,030	30,100	118,130
Mountain Home	1	9	47,000	9,000	45,045	101,045
Payette	1	2	30,000	0	200	30,200
Shoshone	0	0	0	0	0	0
Twin Falls City	9	31	486,525	0	314,542	801,067
Twin Falls Co Un	2	11	500,000	67,000	52,700	619,700
Weiser	0	12	0	0	56,687	56,687
TOTAL SOUTHWESTERN	321	1,732	14,291,629	1,591,861	12,230,659	28,114,149
Blackfoot	0	5	0	8,000	16,650	24,650
Bingham County Un	4	7	99,000	7,000	704,815	810,815
Idaho Falls	18	23	785,090	1,667,600	355,900	2,808,590
Ammon	0	2	0	0	13,000	13,000
Bonneville Co Un	9	17	326,000	100,000	47,180	473,180
Rexburg	0	0	0	0	0	0
Rigby	0	1	0	0	10,000	10,000
Jefferson Co Un	15	20	333,500	14,450	36,000	383,950
Salmon	1	4	45	100,000	73,000	173,045
Lemhi County Un	1	5	45	0	12,692	12,737
St. Anthony	0	0	0	0	0	0
TOTAL EASTERN	48	84	1,543,680	1,897,050	1,269,237	4,709,967
American Falls	2	5	25,700	0	4,878	30,578
Power County Un	0	3	0	0	24,400	24,400
Burley	0	4	0	0	27,500	27,500
Chubbuck	1	7	1,200	13,000	48,200	62,400
Montpelier	0	0	0	0	0	0
Pocatello	14	51	551,585	4,000	271,884	827,469
Bannock County Un	0	4	0	0	6,300	6,300
Preston	0	1	0	71,000	0	71,000
Franklin County Un	5	5	226,000	0	0	226,000
Rupert	2	10	76,880	0	153,800	230,680
Minidoka County Un	3	6	56,200	0	515,713	571,913
Soda Springs	0	3	0	0	29,500	29,500
TOTAL SOUTHEASTERN	27	99	937,565	88,000	1,082,175	2,107,740
TOTAL 54 LOCATIONS	508	2,209	20,279,987	5,462,745	15,932,703	41,675,435

Compiled by First Security Bank of Idaho N.A.